

**THE CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: **OCTOBER 17, 2011**

**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND INTENT TO REQUEST  
RELEASE OF FUNDS (FONSI/NOI/RROF)**

**Internal Order Number: AC1000003-12**

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City of San Diego  
Development Services Department  
ENTITLEMENTS DIVISION  
1222 First Avenue, MS 501  
San Diego, CA 92101  
619-446-5460

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

This notice, which was published in THE SAN DIEGO DAILY TRANSCRIPT and posted on the City of San Diego's official website at (<http://www.sandiego.gov/cdbg/general/index.shtml>), shall satisfy the above-cited separate, but related procedural requirements for activities to be undertaken by the City of San Diego.

**REQUEST FOR RELEASE OF FUNDS**

On or about **NOVEMBER 1, 2011**, the City of San Diego will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title 1 of the Housing and Community Development Act of 1974, as amended to undertake the following project:

COMMUNITY PLAN AREA: **DOWNTOWN COMMUNITY PLANNING AREA** COUNCIL DISTRICT: **2**

SUBJECT: CONNECTIONS HOUSING PROJECT. REQUEST FOR RELEASE OF FUNDS (RROF) from Community Development Block Grant (CDBG) funds in the amounts of \$950,000 from FY 2012 (Grant No. B-11-MC-06-0542) and for HOME funds in the amount of \$2,000,000 from FY 2010 (Grant No. M-10-MC-06-0533) from the 35<sup>th</sup> and 37<sup>th</sup> Entitlement Program Years to allow the rehabilitation and conversion of the San Diego Athletic Club Building, HRB Site #685, into a one-stop service center and affordable housing for the homeless. The majority of the historic detailing and cast-stone ornamentation on the building's exterior are still extant. Most of the roofing is in poor condition, beyond its life expectancy, and in need of replacement. Voluntary seismic upgrades are proposed as part of the proposed building rehabilitation. The multi-use project consists of 75 permanent supportive living units (includes two managers units), 150 transitional housing beds, a primary health care clinic, administrative offices, and a multi-use social service homeless center. Administrative offices and kitchen uses would be located on the subbasement level. The multi-service center would be located on the basement floor and would be approximately 17,300 square feet. The multi-service center would be designed as a one-stop center where anyone in need could come for information, personal care, service needs assessments, case management, and referrals to housing and other on-site and off-site service providers. The multi-service center would host multiple providers. The health clinic would be located on the ground level and would be approximately 13,600 square feet. The health clinic would be a comprehensive primary care community health center with a reception/waiting room area, clinical space for medical and mental health services, and other supportive health care services that would allow homeless individuals to access health care. Transitional housing would be located on floors 2 and 3. Approximately 25,000 square feet would be dedicated to this use, with 150 transitional beds provided. These transitional beds would be set up in cubicles with individual twin beds. Each floor would have a small

residential community kitchen, common lounge areas, laundry facilities, small lockers for each resident, and staff offices. Floors 4 through 12 would be dedicated to affordable permanent supportive living housing consisting of 75 units (includes two manager's units) totaling approximately 47,000 square feet, with kitchenettes, common areas, laundry and private American with Disabilities Act (ADA) compliant bathrooms. The project site is located at 1250 Sixth Avenue. The site is located at the southwest corner of A Street and Sixth Avenue in the Civic Core neighborhood of the Downtown Community Plan Area (Downtown Planning Area) in the City of San Diego. Project implementation also requires funding from private and public sources, including the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds. Applicant: Connections Housing Downtown, L.P.

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of San Diego has determined that the project will have no significant impact on the environment and an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Therefore, a Finding of No Significant Impact (FONSI) was prepared pursuant to NEPA. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of San Diego, 1222 First Avenue, 5<sup>th</sup> Floor, San Diego, CA, 92101 and may be examined or copied weekdays from 9:00 a.m. to 5:00 p.m. To request this FONSI, Environmental Assessment (EA) and/or supporting documentation in alternative formats, contact Laura Black at (619) 236-6327.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments to the following address: **Laura Black, Project Manager, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101 or send via e-mail to lblack@sandiego.gov with the Project Name in the subject line.** All comments received by **NOVEMBER 1, 2011** will be considered by the City of San Diego prior to authorizing submission of a Request for Release of Funds (RROF) and Certification to HUD.

### **ENVIRONMENTAL CERTIFICATION**

The City of San Diego certifies to HUD that Beth Murray, in her official capacity as the Certifying Officer, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision making, and action, and that these responsibilities have been satisfied. The legal effect of this certification is that upon its approval, the City of San Diego and HUD will have satisfied their responsibilities under NEPA and related laws and authorities, and allows the City of San Diego to utilize federal funds and implement the Program.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of San Diego certification for a period of fifteen days following the anticipated submission date (cited above) or HUD's actual receipt of the request (whichever is later) only if the objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of San Diego; (b) the City of San Diego has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, or incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Section 58.76), and shall be addressed to **HUD (Attn: Environmental Officer, Los Angeles Field Office, U.S. Department of Housing and Urban Development, 611 West 6<sup>th</sup> Street, Suite 800, Los Angeles, CA 90017)**. Potential objectors may contact HUD to verify the actual last day of the objection period.

Beth Murray, Deputy Director  
City of San Diego  
Economic Development Division  
1200 Third Avenue, MS 56D  
San Diego, CA 92101